



Croft Lane, Chipperfield
Guide Price £1,200,000

proffitt
& holt





Croft Lane

Chipperfield, Kings Langley



Proffitt and Holt are delighted to introduce this substantial and beautifully presented four/five bedroom detached home, ideally positioned on a quiet and sought-after road in the heart of Chipperfield. This impressive property offers a perfect blend of versatile family living and stylish modern design, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a thoughtfully designed and recently refitted open-plan kitchen-diner, complete with high-quality fittings and generous worktop space, making it ideal for family meals or hosting friends. Bi-fold doors from the kitchen-diner create a seamless transition to the garden, flooding the living area with natural light and enhancing the sense of space. The accommodation also features a separate utility room for added convenience, as well as a downstairs WC. The flexible layout includes a further reception room that could serve as a fifth bedroom, home office, or playroom, catering to the needs of modern family life. Upstairs, the master bedroom is a true retreat, benefitting from a large en-suite bathroom with ample built-in storage plus his and hers sinks. Three additional well-proportioned bedrooms provide plenty of space for family or guests, while the family bathroom is finished to a high standard. The rear garden is a particularly private space, mainly laid to lawn with side access that leads you to the front of the property where there is gated parking for multiple vehicles and an oversized single garage, providing secure storage and additional practicality. Throughout, the house is immaculately presented, with contemporary décor, quality flooring, and attention to detail evident in every room.

Located within easy reach of local amenities, reputable schools, and excellent transport links, this home combines village tranquillity with convenience. Viewing is highly recommended to fully appreciate the space, flexibility, and quality on offer in this outstanding Chipperfield residence.



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Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular pubs and a busy café/bistro. For a more comprehensive range of shopping facilities, the larger towns of Watford and Hemel Hempstead are within seven and six miles drive respectively. For the commuter, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 4/5 Bedroom Detached Home
- Quiet Road In The Heart Of Chipperfield
- Gated Carriage Driveway Parking For Multiple Vehicles
- Oversized Single Garage
- Open-Plan Kitchen-Diner
- Bi-Fold Doors Out To Garden
- Master Bedroom With En-Suite Bathroom
- Utility Room
- Downstairs WC



For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





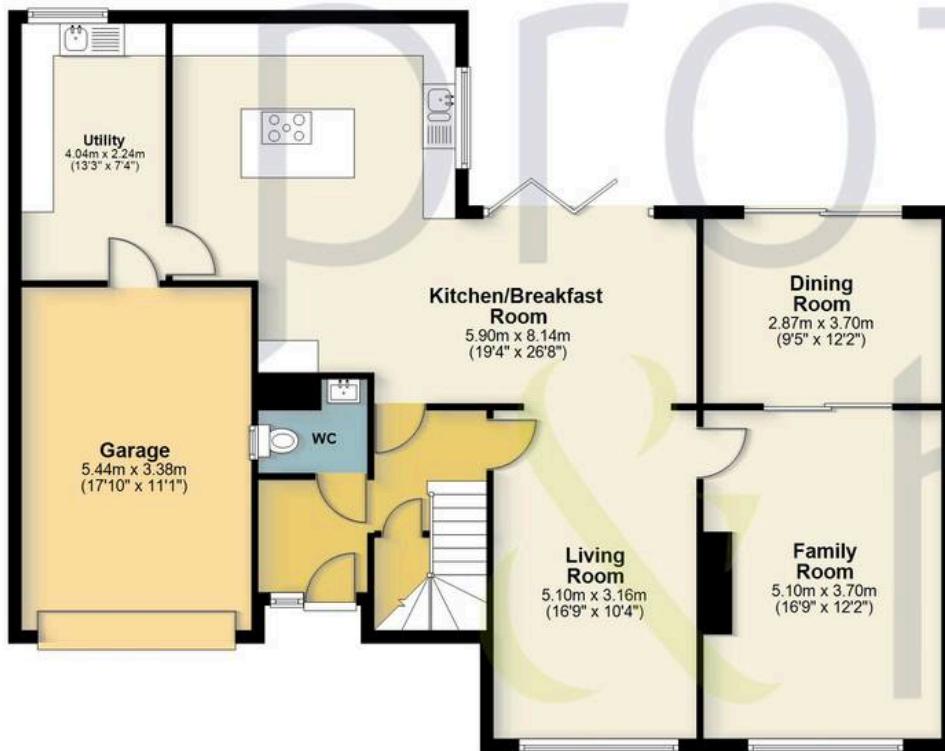






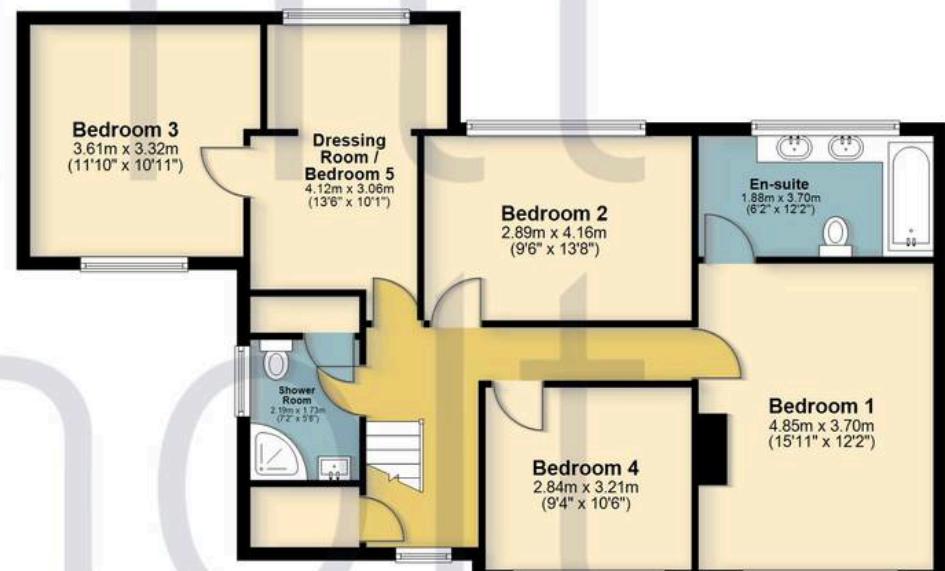
Ground Floor

Approx. 121.7 sq. metres (1310.1 sq. feet)



First Floor

Approx. 87.7 sq. metres (943.7 sq. feet)



Total area: approx. 209.4 sq. metres (2253.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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